When recorded, please return to:

Cedar Creek Condominium Association
Post Office Box 160234
Big Sky, MT 59716-0234

155423 RECORDS Pages: 3
STATE OF MONTANA MADISON COUNTY
RECORDED: 04/08/2014 10:40 KOI: AMEND/CORR
Peggy Kaatz Stemler CLERK AND RECORDER
FEE: $21.00 BY: Peggy Kaatz Stemler
TO: CEDAR CREEK OWNERS PO BOX 160234, BIG SKY MT 59716

CC
CC

SIXTH AMENDMENT TO THE AMENDED AND RESTATED DECLARATION FOR

CEADAR CREEK CONDOMINIUMS
Madison County, Montana

Whereas, Declaration for Cedar Creek Condominiums, were recorded at the office of the Clerk and Recorder for Madison County, Montana, on January 15, 1998, Book 415, Page 196, according to the official site plan attached to the Declaration and on file at the office of the County Clerk and Recorder in and for Madison County, Montana.

WHEREAS, the Declaration has been amended, including but not limited to the following documents, Amendment to Declaration, Filed March 2, 1998, Book 416, Page 225, Amended and Restated Declaration, Signed November 4, 1998 and filed in Book 425, Page 307, First Amendment to the Amended and Restated Declaration, Filed on November 12, 1999, Book 435, Page 427, Second Amendment to the Amended and Restated Declaration, Signed on December 5, 1999, Filed in Book 436, Page 61, Third Amendment to Amended and Restated Declaration Signed on December 15, 1999 and Filed in Book 436, Page 463, Fourth Amendment to the Amended and Restated Declaration, Signed on July 12, 2001, Book 455, Page 398, Fifth Amendment to the Amended and Restated Declaration, Filed on December 4, 2001, Book 460, Page 963.

WHEREAS, Cedar Creek Condominiums Unit Owners Association, Inc., a Montana Not for Profit Corporation, duly qualified in the State of Montana, hereinafter referred to as "Cedar Creek Association" is the Owner's Association of the above described property.

WHEREAS, the Declaration allow the Cedar Creek Association to hold a special meeting to amend the Declaration; and

NOW THEREFORE, the Cedar Creek Association held a duly called meeting pursuant to the Declaration and the Montana Non-Profit Act. The Special Meeting scheduled by the Board of Directors on January 20, 2014, was held in the conference room at Big Sky Water & Sewer On Monday, 2/10/14, at 2PM. Votes submitted by written ballot were counted. No owners voted in person. The following is the official result:

Owners of units 1, 12, 22, 63, and 71 did not vote. These units represent 7% aggregate interest;
Owner of Unit 60, representing 1.6 % aggregate interest, voted "NO";
Owners of 66 units, representing 91.4% aggregate interest, followed the recommendation of the Board and voted "YES."

The Board of Directors hereby declares that the proposed amendment to Section VII has passed by a vote of 91.4% aggregate owner interest Pursuant to the Amended Declaration, Section VI, "Amendments." This amendment shall only amend Article VII, Section 9 of the Amended Covenants. Section 9, Insurance is amended to read as follows:

9. Insurance

The Association shall insure the common and limited common elements against loss or damage by fire and such other hazards in such amounts as shall be determined reasonable by the Board of Directors without prejudice to the right to each unit Owner to additionally insure his or her own unit for his or her own benefit. It will be the responsibility of the Unit Owner(s) to obtain insurance to repair and/or replace the interior of their individual unit(s) including but not limited to, interior drywall, ceiling, floor and floor coverings, walls from the studs in including all interior drywall, wall coverings, fixtures, appliances, water heaters, furnaces, cabinets and other improvements to the extent these items are located within the Unit Boundaries. All policies acquired and maintained by the Unit Owner shall be at such Unit Owner's own expense. The Association shall not insure the contents of a unit. The unit owners may insure the contents of their units.

THIS IS TO CERTIFY:

That I am the duly elected, qualified and acting President of Cedar Creek Condominium Unit Owner's Association, Inc., a Montana Non-Profit Corporation, and that the above and foregoing Amendment to the Amended and Restated Declaration was adopted as an Amendment of said Association on the **10th day of February 2014 ,** by the vote of the Owner's pursuant to Section VI of the Amended Declaration.

Executed this 4th **day of April 2014.**

Edwin W Bleier

Edwin W. Bleier

Association President

STATE OF Montana)

: ss.

COUNTY OF Gallatin)

On this 4 day of April, 2014, before me, a Notary Public in and for said County and State personally appeared Edwin W. Bleier, the Association President, known to me to be the person described in and that executed the within and foregoing instrument and acknowledged to me that he executed the same.

MARIE K. RAPP
Notary Public
for the State of Montana
Residing at:
Big Sky, Montana
My Commission Expires:
October 10, 2016

Marie K Rapp
MARIE K. RAPP, Notary Public

THIS IS TO CERTIFY:

That I am the duly elected, qualified and acting Secretary of Cedar Creek Condominium Unit Owner's Association, Inc., a Montana Non-Profit Corporation, and that the above and foregoing Amendment to the Amended and Restated Declaration were adopted as an Amendment of said Association on the 10 **day of** Feb, **20**14, by the vote of the Owner's pursuant to Section VI of the Amended Declaration.

IN WITNESS WHEREOF, I have hereunto set my hand this 4th **day of** April, **20**14

Billie B. Bleier
Association Secretary

STATE OF Montana)

: ss.

COUNTY OF Gallatin)

On this 4 day of April, 2014, before me, a Notary Public in and for said County and State personally appeared Billie B. Bleier the Association Secretary, known to me to be the person described in and that executed the within and foregoing instrument and acknowledged to me that he executed the same.

MARIE K. RAPP
Notary Public
for the State of Montana
Residing at:
Big Sky, Montana
My Commission Expires:
October 10, 2016

Marie K Rapp
MARIE K. RAPP, Notary Public